



Nelson
Trade Park

Unit 7/7a AVAILABLE TO LET 2,631 - 8,309 ft²

TO BE REFURBISHED



MORDEN ROAD, LONDON, SW19 3BL



A219

A219

B&Q

HOWDENS

FEME

HOWDENS

BENCHMARK
Kitchens and Joinery

TOOLSTATION

UNIT
7/7a

WOLSELEY

| Prominent location

| Established trade park

| Fronting Morden Rd (A219)



Location

The properties are situated just three miles from the A3, which provides good access to Central London (8 miles). South Wimbledon Underground Station is located less than 300m away. Morden Road Tramlink Station is also in close proximity, providing access to Wimbledon Station.

Description

The properties comprise mid-terrace units of steel portal frame construction. The properties will be comprehensively refurbished and have the potential to be split. Current occupiers on the Trade Park include Toolstation, Howdens, Wolseley, Benchmarx, Feme and B&Q.

Specifications:

- 6m eaves height
- New LED lighting to warehouses
- Comprehensively refurbished
- EV car charging point
- New W/C facilities

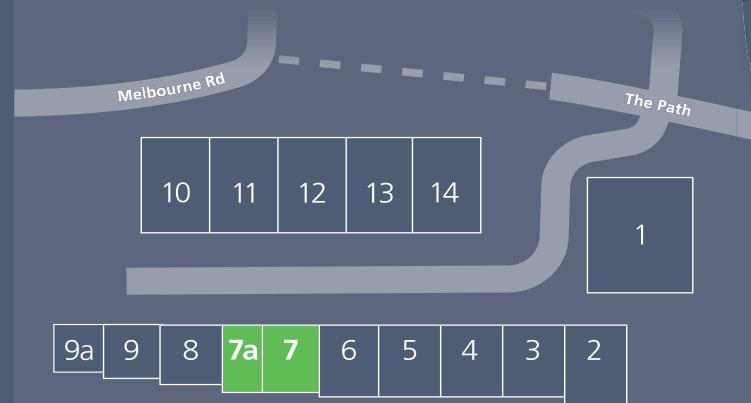
Key Benefits

- Ability to split or combine
- Prime SW London location

Accommodation (GEA)

Unit Area	FT ²	M ²
Unit 7	5,678	527.5
Unit 7a	2,631	244.4
Total	8,309	771.9

*Potential to be combined with Unit 8 (Total: 12,541 ft²)



Rates

The occupier to check with the London Borough of Merton.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

To be reassessed.

Terms

New lease available direct from the landlord on terms to be agreed.

Rent

On application.



All Enquiries



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